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Zoning Board of Appeals

NOTICE OF PUBLIC HEARING

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Notice is hereby given that the Zoning Board of Appeals of the City of Troy, New York will conduct a REGULAR PUBLIC HEARING starting at 6:00 P.M. on **Thursday, November 18th, 2004** in the second floor council chambers of TROY CITY HALL to act upon the following requests for approvals and appeals from decisions made by the Bureau of Code Enforcement of said City of Troy, VIZ

Old Business

ZB2004-0063 Major Area Variance to allow side setback deficiency related to a proposal to construct a garage on the west side of 8 Kerry Drive, off of Donegal Avenue an R-1 Zone District. Applicant is Anthony & Joan Ciarlone, 8 Kerry Drive, Troy, NY 12180.

ZB2004-0064 Major Area Variance to allow off street parking deficiency related to a proposal to convert an Italian import store into a café at 228-230 Fourth Street, at Washington, a B-5 Zone District. Applicant is Phyllis Cotich & Charles Staats, 228-230 Fourth St. Troy, NY 12180.

ZB2004-0065 Major Area Variance to allow off street parking deficiency related to a proposal to open a bicycle sales and repair shop at 3367 Sixth Avenue, at 101st Street, an R-4 Zone District. Applicant is K. Morgan, C. Bennett, S. Sweeper, 40 102nd St #6 Troy, NY 12180.

ZB2004-0067 Use Variance and Major Area Variance to allow conversion of a former warehouse into ten residential dwelling units with an art gallery on the first floor at 1 Jackson Street, west of first street, a Waterfront Commercial District. Applicant is John Fanning & Sandy Horowitz, 200 Broadway, Troy NY 12180.

Additional information regarding the above listed actions is available in the Department of Planning and Community Development located on the Third Floor of Troy City Hall, One Monument Square, Troy, New York 12180. Telephone: 270-4619. Office Hours are from 8:30 A.M. to 4:30 P.M. weekdays. Any persons having any interest in the above listed matters will be heard at said time and place.

As required by Americans with Disabilities Act, auxiliary aids and services are available upon request. Please give one-week advance notice for services needed.

City of Troy Zoning Board of Appeals

Catherine Conroy, Chairperson